

City of Arkadelphia  
Board of Zoning Adjustment and  
Planning Commission Meeting  
**April 14, 2022 at 5:30 p.m.**  
City Hall Boardroom, 700 Clay Street  
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Board of Zoning Adjustment to order.
2. Staff Report for Christopher & Charlotte Watson's variance request
3. Public Hearing to consider a variance request by Christopher & Charlotte Watson to reduce the front yard setback at 405 N 15<sup>th</sup> Street.
4. Staff Report for Dustin & Marly Holmes, owners of Arkadelphia Pawn and Gun, on their variance requests
5. Public Hearing to consider a variance request by Dustin and Marly Holmes from the signage regulations, the fence setback and the parking requirements at 201 Robey Street.
6. Adjourn Board of Zoning Adjustment
7. Call the Planning Commission to order.
8. Consider the February 10, 2022 Planning Commission minutes.
9. Building Department Report, DeAnna Graves
10. Other business
11. Adjourn Planning Commission



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

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Date: April 4, 2022

To: Board of Zoning Adjustment

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Christopher & Charlotte Watson's variance request to reduce the required front yard setback at 405 N 15<sup>th</sup> Street.

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Christopher & Charlotte Watson are proposing to construct a porch to the front of an existing dwelling located at 405 N 15<sup>th</sup> Street.

The owners' proposal is to attach a porch extending 6 feet towards 15<sup>th</sup> Street. This requires a variance approval to reduce the required front yard setback of 25 feet from the property line to 10 feet.

As required, a legal notice was published in The Southern Standard on March 31, 2022. The adjacent property owners were notified by certified return receipt mail. No objections were received.

Land Use Ordinance B-425, Art. 7-4, *Variance*

- A. The Board shall hear requests for variance from the literal provisions of the zoning ordinance in instances where strict compliance to the provision of the ordinance would cause undue hardship due to the circumstances unique to the individual property under consideration.*
- B. The Board may grant variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the zoning ordinance.*
- C. The Board shall not permit as a variance any use in a zone that is not permitted under this ordinance.*
- D. The Board may impose conditions in the granting of the variance to insure compliance and to protect adjacent property.*

Will this, if granted, align with other properties in this area?

There is no hardship due to unique circumstances therefore, Staff cannot recommend approval of this request.

CITY OF ARKADELPHIA  
APPLICATION FOR HEARING

TO THE ARKADELPHIA BOARD OF ZONING ADJUSTMENT:

Application is hereby made to the Arkadelphia Board of Zoning Adjustment pursuant to the Arkansas laws, Act of 186 of 1957, Acts of Arkansas, as amended, requesting a hearing related to the following described property:

- 1) Please attach legal description: LOTS 1,2,& 3 OF BLOCK 1,GRESHAM'S ADDITION TO THE CITY OF ARKADELPHIA,CLARK COUNTY,ARKANSAS. LESS AND EXCEPT: WEST 30 FEET OF LOTS 1,2, & 3 OF BLOCK 1 GRESHAM'S ADDITION TO THE CITY OF ARKADELPHIA, ARKANSAS
- 2) Street address or approximation thereof: 405 N 15<sup>th</sup> Street Arkadelphia, Arkansas
- 3) Title of this property is vested in: Christopher & Charlotte Watson

Address: 2724 Percheron Drive Mesquite, TX 75150

There are no deed restrictions pertaining to the variance or appeal requested herein. Any restrictions are described \_\_\_\_\_

- 4) The hearing is requested for the following reason:

- ( ) Appeal from a decision of the City Engineer concerning his interpretation of the zoning regulations.

Explain: \_\_\_\_\_

Zoning Article # \_\_\_\_\_

- (X) Request for a variance from the zoning regulations due to unique characteristics of the property.

Explain: Requesting to reduce the minimum front yard setback of 25 feet from property line to 10 feet.

Zoning Article # Art 3-2.B.1. Code of Ordinance 14.04.03 Medium Density Residential District Section B.1.

- 5) A map of the subject property is enclosed herewith as a means of illustrating the problem of concern. Where applicable, the map shows (1) the approximate dimensions of property lines and adjoining rights-of-way, (2) approximate outline location of buildings with appropriate dimensions, and (3) land uses and owners' names of adjacent properties.
- 6) It is understood that the Notice of Public Hearing will be published at least 7 days prior to said hearing in a newspaper of general circulation in the City. A publication fee of fifty dollars (\$50.00) and a filing fee of five dollars (\$5.00) will be paid to the Building Department. Total fees \$55.00.

\$55.00 received on 3/7/22  
Receipt # 8932

Check # 534  
Rec'd by: Deanna Graves

- 8) It is understood by the applicant that the Board of Zoning Adjustment may request that additional notice of said public hearing be given to certain interested persons and organizations.
- 9) Submit original with attachments to the City Engineer at least **ten working days prior to hearing date**. Use Additional sheets if above spaces are inadequate.
- 10) Under penalties of perjury, I declare that I have examined this petition, including accompanying materials and statements, and to the best of my knowledge and belief, it is true, correct and complete.

Respectfully submitted,

Signature of applicant

Address

Telephone

Signature of applicant

Address

Telephone

(Do not write below this line)

CITY OFFICIAL:

Date: 3/2/2022

Filing Date

Are all ten points of application in order? yes

Required number of copies mailed? yes

Time and date of public hearing 5:30 April 14, 2022

Notice published (newspaper and date) The Southern Standard 3/31/2022

Copy attached? yes

Application approved by the Board of Zoning Adjustment? \_\_\_\_\_

Date: \_\_\_\_\_

Reasons: \_\_\_\_\_

Board's action was ( ) was not ( ) appealed to a court of record:

Date appealed \_\_\_\_\_

Court of record action on appeal \_\_\_\_\_

Signature of City Official \_\_\_\_\_

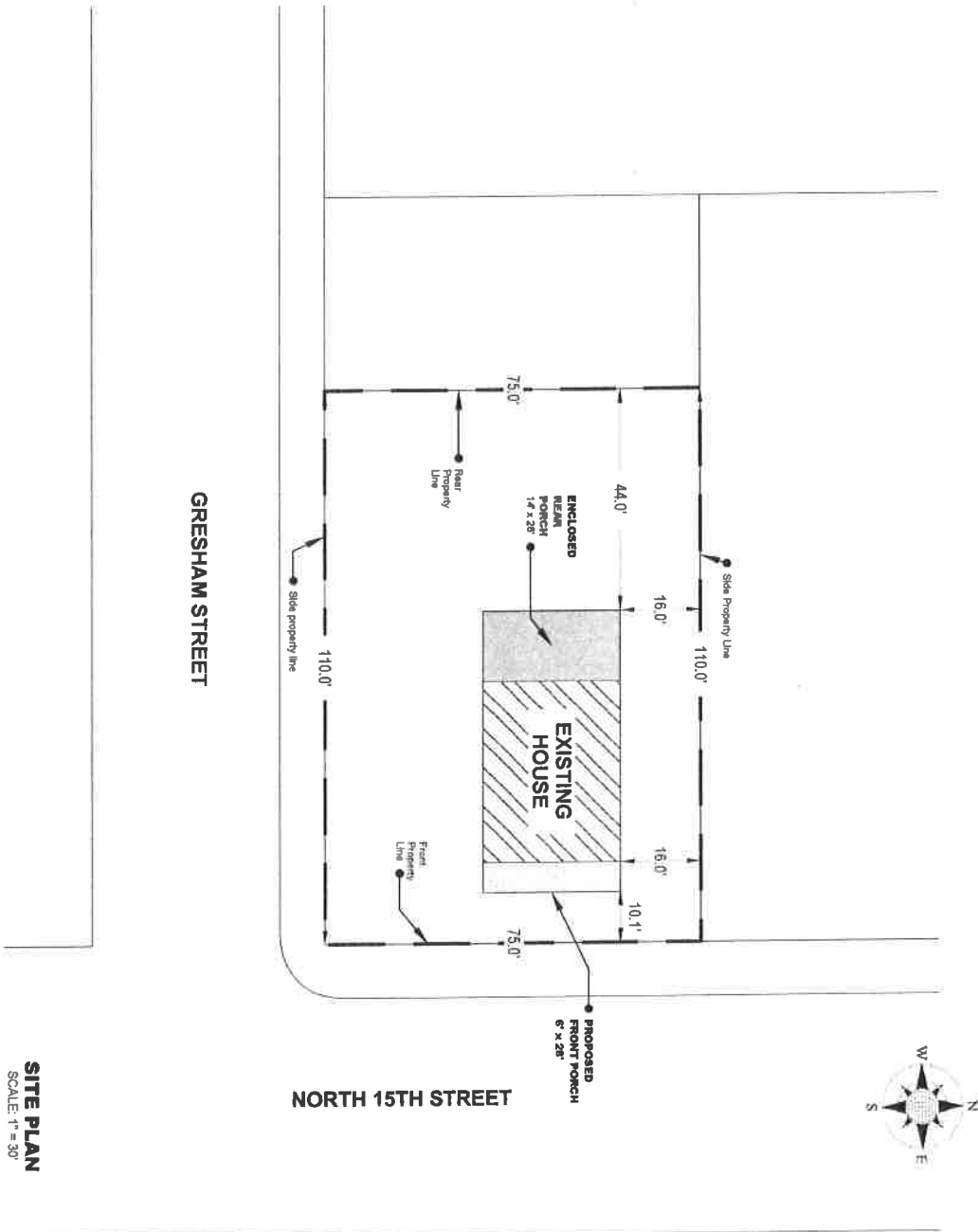
Date \_\_\_\_\_

### **LEGAL NOTICE**

**The Board of Zoning Adjustment will hold a public hearing on April 14, 2022 at 5:30 p.m. in the Town Hall Boardroom, 700 Clay Street, Arkadelphia, Arkansas to consider Christopher and Charlotte Watson's request for a variance from the front yard setback at 405 N 15th Street.**

**All interested parties may be heard at said time and place or may notify the Board of Zoning Adjustment by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street.**

**Dated this 28th day of March 2022. By:  
Samantha Roybal, City Clerk.**



**SITE PLAN**  
SCALE: 1" = 30'

01

**A**

HOME OWNER  
WATSON, CHRISTOPHER  
& CHARLOTTE

DESCRIPTION  
SITE PLAN

PROJECT  
FRONT PORCH  
&  
ENCLOSED  
REAR PORCH

DATE  
03/01/2022

ADDRESS  
405 N 15th St,  
Arkadelphia,  
AR 71923

DRAWN BY  
JOSE ZEPEDA  
5016 WHETSTONE RD,  
RICHMOND, VA  
804.2928162



Christopher & Charlotte Watson's rendition of 405 N 15<sup>th</sup> Street with porch addition.

Christopher & Charlotte Variance Data  
for  
405 N 15<sup>th</sup> Street

Item 9. (3) Land uses and owners' names for all lands abutting the boundaries of the subject property

Property Address	Land Use	Owner's Name	Owner's Address
410 N 15 <sup>th</sup> Street	Residential	James Justin Carter	P.O. Box 360 Prairie Grove, AR 72753
1515 Gresham	Residential	Eduard Valdez Joy Valdez	342 N 10 <sup>th</sup> Street Arkadelphia, AR 71923
402 N 15 <sup>th</sup> Street	Residential	Calvin Thomas Whitaker	6661 N 85 <sup>th</sup> Street Milwaukee, WI 53224
417 N 15 <sup>th</sup> Street	Residential	Joshua McGill	417 N 15 <sup>th</sup> Street Arkadelphia, AR 71923
1510 Gresham	Residential	Patsy Matthews	1510 Gresham Arkadelphia, AR 71923





Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

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March 30, 2022

James Justin Carter  
P.O. Box 360  
Prairie Grove, AR 72753

Dear Property Owner:

This letter is to notify you of Christopher and Charlotte Watson's request for a front yard setback variance to construct a porch addition to their existing dwelling at 405 N 15<sup>th</sup> Street. This property is adjacent to property you own.

The property is located in R-2 Medium Density Residential District. The minimum required front yard setback is 25 feet from the property line when no street right-of-way exists. They are requesting to reduce the minimum required front yard setback from 25 feet to 10 feet from the property line.

#### LEGAL NOTICE

The Board of Zoning Adjustment will hold a public hearing on April 14, 2022 at 5:30 p.m. in the Town Hall Boardroom, 700 Clay Street, Arkadelphia, Arkansas to consider Christopher and Charlotte Watson's request for a variance from the front yard setback at 405 N 15<sup>th</sup> Street. All interested parties may be heard at said time and place or may notify the Board of Zoning Adjustment by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street. Dated this 28<sup>th</sup> day of March 2022. By: Samantha Roybal, City Clerk.

Please feel free to call the Building Department for additional information.

Sincerely,

A handwritten signature in cursive script that reads 'DeAnna Graves'.

DeAnna Graves

Encl. (2)



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

Date: April 6, 2022

To: Board of Zoning Adjustment

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Dustin & Marly Holmes request for a variance from signage regulations, fence setback & parking requirements at 201 Robey Street.

Dustin and Marly Holmes are the new owners of Arkadelphia Pawn and Gun located at 201 Robey Street.

The owners live in Murfreesboro, Arkansas and were unaware of Arkadelphia's Code of Ordinances. They have installed the fence reducing the parking spaces and installed signage on the front of the building. Therefore, the owners are requesting the following variances:

- 1) To increase the allowable square footage for signage on the east elevation facing Robey Street from 112.50 to 120.
- 2) To increase the allowable square footage for the signage on the south elevation facing Pine Street from 67.50 to 100. (which has not been installed)
- 3) To reduce the required fence setback on Robey Street from 15 feet to 9 feet.
- 4) To reduce the required number of parking spaces from 12 to 7.

As required, a legal notice was published in The Southern Standard on March 31, 2022. The adjacent property owners were notified by certified mail return receipt. No objections were received.

Land Use Ordinance B-425, Art. 7-4, *Variance*

- A. *The Board shall hear requests for variance from the literal provisions of the zoning ordinance in instances where strict compliance to the provision of the ordinance would cause undue hardship due to the circumstances unique to the individual property under consideration.*
- B. *The Board may grant variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the zoning ordinance.*
- C. *The Board shall not permit as a variance any use in a zone that is not permitted under this ordinance.*
- D. *The Board may impose conditions in the granting of the variance to insure compliance and to protect adjacent property.*

No hardship exists due to unique circumstances therefore, Staff cannot recommend approval of this request. Staff's recommendation is to move the fence back to the 15' setback requirement and require all equipment/vehicles be stored inside the fence, the signage request on the south elevation be granted.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <b>X Patsy Matthews</b></p> <p>B. Received by (Printed Name) <b>Patsy Matthews</b></p> <p>D. Is delivery address different from the address on the mailpiece? If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Patsy Matthews 1510 Gresham Street Arkadelphia, AR 71923</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7020 0640 0001 3511 4936</p>	

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OFFICIAL USE	
<p>Certified Mail Fee \$ <b>3.75</b></p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <b>3.05</b></p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$ <b>.53</b></p> <p>Total Postage and Fees \$ <b>7.33</b></p>	<p>Postmark Here</p>
<p>Sent To <b>Patsy Matthews</b> Street and Apt. No., or PO Box No. <b>1510 Gresham</b> City, State, ZIP+4® <b>Arkadelphia AR 71923</b></p>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <b>X Joshua McGill</b></p> <p>B. Received by (Printed Name) <b>Joshua McGill</b></p> <p>D. Is delivery address different from the address on the mailpiece? If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Joshua McGill 417 N 15<sup>th</sup> Street Arkadelphia, AR 71923</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7020 0640 0001 3511 4950</p>	

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<p>Certified Mail Fee \$ <b>3.75</b></p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <b>3.05</b></p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$ <b>.53</b></p> <p>Total Postage and Fees \$ <b>7.33</b></p>	<p>Postmark Here</p>
<p>Sent To <b>Joshua McGill</b> Street and Apt. No., or PO Box No. <b>417 N 15<sup>th</sup> Street</b> City, State, ZIP+4® <b>Arkadelphia AR 71923</b></p>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

PS Form 3811, July 2015 PSN 7530-02-000-9053

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
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<p>Certified Mail Fee \$ <b>3.75</b></p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <b>3.05</b></p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$ <b>.53</b></p> <p>Total Postage and Fees \$ <b>7.33</b></p>	<p>Postmark Here</p>
<p>Sent To <b>James Justin Carter</b> Street and Apt. No., or PO Box No. <b>PO Box 360</b> City, State, ZIP+4® <b>Prairie Grove AR 72753</b></p>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0001 3511 4981



7020 0640 0001 3511 4974

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Certified Mail Fee  
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Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$ **3.05**  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
 \$ **.53**

Total Postage and Fees  
 \$ **7.33**

Sent To  
 Calvin Thomas Whitaker  
 Street and Apt. No., or PO Box No.  
 6661 N 85th Street  
 City, State, ZIP+4®  
 Milwaukee, WI 53224

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eduard Valdez  
 Joy Valdez  
 342 N 10th Street  
 Arkadelphia, AR 71923

2. Article Number (Transfer from service label)  
 7020 0640 0001 3511 4967

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*

B. Received by (Printed Name)  
 Eduard Valdez

D. Is delivery address different from item 1?  
 If YES, enter delivery address below

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)

7020 0640 0001 3511 4967

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Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ **3.05**  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
 \$ **.53**

Total Postage and Fees  
 \$ **7.33**

Sent To  
 Eduard Valdez  
 Street and Apt. No., or PO Box No.  
 342 N 10th Street  
 City, State, ZIP+4®  
 Arkadelphia, AR 71923

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF ARKADELPHIA  
APPLICATION FOR HEARING

TO THE ARKADELPHIA BOARD OF ZONING ADJUSTMENT:

Application is hereby made to the Arkadelphia Board of Zoning Adjustment pursuant to the Arkansas laws, Act of 186 of 1957, Acts of Arkansas, as amended, requesting a hearing related to the following described property:

- 1) Please attach legal description: See Exhibit A attached
- 2) Street address or approximation thereof: 201 Robey Street Arkadelphia, Arkansas
- 3) Title of this property is vested in: Dustin Wayne Holmes & Marly Dence Holmes

Address: 1603 Hwy 19 N Murfreesboro, AR 71958

There are no deed restrictions pertaining to the variance or appeal requested herein. Any restrictions are described \_\_\_\_\_

- 4) The hearing is requested for the following reason:

- ( ) Appeal from a decision of the City Engineer concerning his interpretation of the zoning regulations.

Explain: \_\_\_\_\_

Zoning Article # \_\_\_\_\_

- (X) Request for a variance from the zoning regulations due to unique characteristics of the property.

Explain: Requesting to reduce the minimum setback for a fence from 15 feet to 9 feet; to increase the allowable square footage of wall signs on the East elevation from 112.5 to 120 sq. ft. and South elevation from 67.5 to 100 sq. ft. and reduce the minimum requirement for parking spaces from 12 to 7.

Zoning Article # Art 3-5.H.1; Art 5-12.E.1.a and Art 5-8.E.9 & 10

- 5) A map of the subject property is enclosed herewith as a means of illustrating the problem of concern. Where applicable, the map shows (1) the approximate dimensions of property lines and adjoining rights-of-way, (2) approximate outline location of buildings with appropriate dimensions, and (3) land uses and owners' names of adjacent properties.
- 6) It is understood that the Notice of Public Hearing will be published at least 7 days prior to said hearing in a newspaper of general circulation in the City. A publication fee of fifty dollars (\$50.00) and a filing fee of five dollars (\$5.00) will be paid to the Building Department. Total fees \$55.00.

\$55.00 received on 3/28/22  
Receipt # 8955

Check # 1009  
Rec'd by: Deanne Davis

- 8) It is understood by the applicant that the Board of Zoning Adjustment may request that additional notice of said public hearing be given to certain interested persons and organizations.
- 9) Submit original with attachments to the City Engineer at least **ten working days prior to hearing date**. Use Additional sheets if above spaces are inadequate.
- 10) Under penalties of perjury, I declare that I have examined this petition, including accompanying materials and statements, and to the best of my knowledge and belief, it is true, correct and complete.

Respectfully submitted,

Signature of applicant

Address 1603 Hwy 19 N Murfreesboro, AR 71958

Telephone (810) 828-0605

Signature of applicant

Address 1603 Hwy 19 N Murfreesboro, AR 71958

Telephone (810) 703-1683

(Do not write below this line)

CITY OFFICIAL:

Date: 3/10/2022

Filing Date

3/28/22

Are all ten points of application in order? Yes

Required number of copies mailed? Yes

Time and date of public hearing 5:30 pm 4/14/22

Notice published (newspaper and date) The Southern Standard 3/31/22

Copy attached? Yes

Application approved by the Board of Zoning Adjustment? \_\_\_\_\_

Date: \_\_\_\_\_

Reasons: \_\_\_\_\_

Board's action was ( ) was not ( ) appealed to a court of record:

Date appealed \_\_\_\_\_

Court of record action on appeal \_\_\_\_\_

Signature of City Official \_\_\_\_\_

Date \_\_\_\_\_

## Exhibit A

### Legal Description for 201 Robey Street

PT OF LOTS 4, 5, & 6 OF BLK 6 OF BROWNING'S SURVEY BEING A PT OF THE SE 1/4 OF THE SW 1/4 OF S17-T7S-R19W, CLARK COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING USED AS THE SW CORNER OF LOT 6 OF BROWNING'S SURVEY DATE 1848 & RECORDED IN PLAT CABINET A, SLEEVE 136; SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE HWY 51 (PINE STREET) AS ESTABLISHED BY THE PLAT OF SAID BROWNING'S SURVEY & THE EAST RIGHT OF WAY LINE OF ROBEY STREET AS ESTABLISHED BY A QUITCLAIM DEED RECORDED IN BK 652 PG 409; THENCE N01°35'33"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 19.36 FT TO A POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HWY 51(PINE STREET) AS ESTABLISHED BY ARDOT JOB 070439; THENCE S88°03'21E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 16.58 FT TO A POINT; THENCE S01°56'39" ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 14.00 FT TO A POINT; THENCE S88°03'21E; ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 95.00 TO A POINT; THENCE N18°06'54"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 51.02FT TO A POINT BEING ON THE W RIGHT OF WAY LINE OF ROBEY STREET AS ESTABLISHED BY THE SAID PLAT OF BROWNING'S SURVEY; THENCE S01°35'33"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 54.20FT TO A POINT BEING THE SE CORNER OF SAID LOT 4, SAID POINT ALSO BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE HWY 51 (PINE STREET) & THE W RIGHT OF WAY LINE OF ROBEY STREET AS ESTABLISHED BY THE SAID PLAT OF BROWNING'S SURVEY; THENCE N88°07'36"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 126.00 FT TO A POINT OF BEGINNING & CONTAINING 0.03 ACRES (1252 SQ FT) MORE OR LESS, AS SHOWN ON PLANS PREPARED BY ARDOT REFERENCED AS JOB 070439.

### **LEGAL NOTICE**

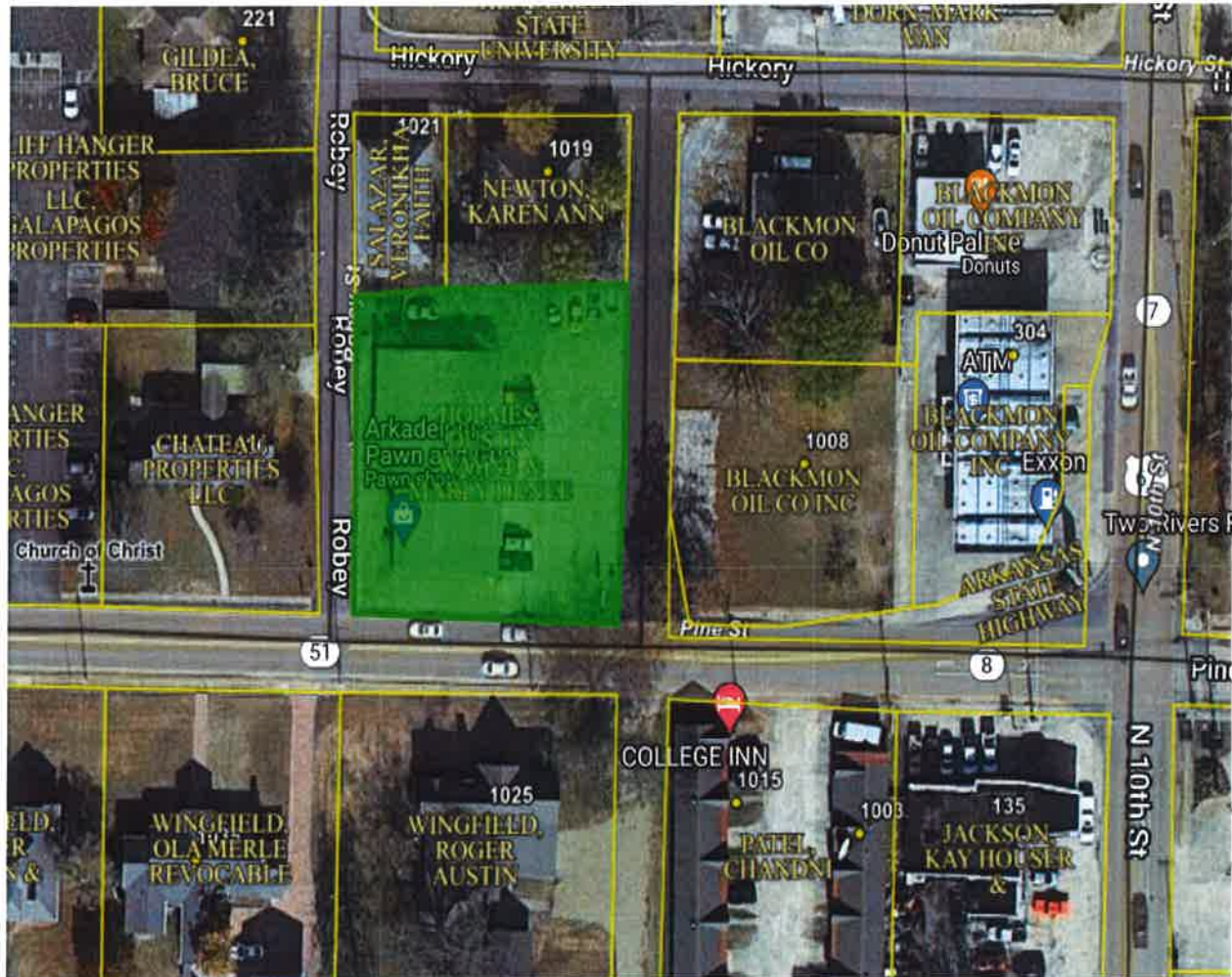
**The Board of Zoning Adjustment will hold a public hearing on April 14, 2022 at 5:30 p.m. in the Town Hall Boardroom, 700 Clay Street, Arkadelphia, Arkansas to consider Dustin & Marly Holmes request for a variance from the signage regulations, fence setback requirements and parking requirements at 201 Robey Street. All interested parties may be heard at said time and place or may notify the Board of Zoning Adjustment by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street. Dated this 29th day of March 2022. By: Samantha Roybal, City Clerk.**



# Dustin & Marly Holmes Variance Request

Map for

Arkadelphia Pawn & Gun, LLC



Arkadelphia Pawn + Gun 201 Robey Street



Job Ticket Number: 12552  
Salesperson: Eric  
Start Date: 12/30/21

Customer/Folder: Arkadelphia Pawn & Gun  
File: ArkP&G\_ACMsigns\_PROOF2  
Last Revision:

--	--	--	--	--

Seiz Sign Company 1231 Central Ave. Hot Springs, AR 71901 Phone: 501-623-3181 Fax: 501-623-4594 www.seizsigns.com

These 7 signs were installed on the front of the bldg. facing Robey St.

 Inside front window.

**Guns**

**Ammo**

**Jewelry**

**Electronics**

**Diamonds**

**Same Day Loans**

6 SF - 2' x 8' ACM Signs

**Arkadelphia  
Pawn & Gun**

1 SF - 3' x 8' ACM Sign

**Under New  
Management**

1 SF - 3' x 6' ACM Sign

**Arkadelphia  
Pawn & Gun  
(870) 246-8383**

1 SF - 4' x 6' ACM Sign

**We loan money on  
vehicles, equipment,  
ATVs, guns, coins, and  
anything of value.**

1 SF - 5' x 20' ACM Sign

Owner is requesting to install this sign  
on the side wall facing Pine Street.



Production

Designer: Merry - merry@seizsigns.com  
Quantity: 10 SF  
Substrate: ACM  
Production Notes:

Conditions & Approval

1. The client is responsible for content accuracy. Please proof the text, dimensions, and layout carefully. 2. Colors are representative only. There are variations in color between sign printing and paper printers. 3. All designs presented are the sole property of Seiz Sign Company, and may not be reproduced in part or whole without written permission from Seiz Sign Company. 4. By signing below you agree that all artwork is correct and give Seiz Sign Company permission to begin production.

Client Approval

Date

Dustin & Marly Holmes / Arkadelphia Pawn Shop  
for  
201 Robey Street

Item 9. (3) Land uses and owners' names for all lands abutting the boundaries of the subject property

Property Address	Land Use	Owner's Name	Owner's Address
1019 Hickory St	Residential	Karen Ann Newton	1019 Hickory Street Arkadelphia, AR 71923
1021 Hickory St.	Residential	Veronikha F. Salazar	1021 Hickory Street Arkadelphia, AR 71923
1008 Pine Street	Commercial	Blackmon Oil Co. Inc. Attn. C V	P.O. Box 469 Glenwood, AR 71943
1036 Pine Street	Residential	Chateau Properties, LLC	P.O. Box 533 Arkadelphia, AR 71923
1025 Pine Street	Residential	Roger Austin Wingfield Revocable Trust	1035 Pine Street Arkadelphia, AR 71923



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

---

March 31, 2022

Karen Ann Newton  
1019 Hickory Street  
Arkadelphia, Arkansas 71923

Dear Property Owner:

This letter is to notify you of the request submitted by Dustin and Marly Holmes, owners of Arkadelphia Pawn & Gun, for variances from signage regulations, fence setback requirements and parking space requirements at 201 Robey Street. This property is located in C-2 Highway Commercial District and adjacent to property you own.

The Holmes are requesting to increase the amount of allowed signage for the front of the store and on the side facing Pine Street, to reduce the distance for fence setback and to reduce the parking spaces required as noted:

- 1) East elevation signage – increase from 112.50 to 120 square feet
- 2) South elevation signage – increase from 67.50 to 100 square feet
- 3) To reduce the fence setback on Robey Street from 15 feet to 9 feet
- 4) To reduce the required number of parking spaces from 12 to 7.

#### LEGAL NOTICE

The Board of Zoning Adjustment will hold a public hearing on April 14, 2022 at 5:30 p.m. in the Town Hall Boardroom, 700 Clay Street, Arkadelphia, Arkansas to consider Dustin & Marly Holmes request for a variance from the signage regulations, fence setback requirements and parking requirements at 201 Robey Street. All interested parties may be heard at said time and place or may notify the Board of Zoning Adjustment by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street. Dated this 29th day of March 2022. By: Samantha Roybal, City Clerk.

Please feel free to call the Building Department for additional information.

Sincerely,

DeAnna Graves

Encl. (2)



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Chateau Properties, LLC  
P.O. Box 533  
Arkadelphia, AR 71923



9590 9402 7228 1284 1730 16

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4790

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION

## A. Signature

x Paula Keelie

## B. Received by (Printed Name)

Paula Keelie

## D. Is delivery address different? If YES, enter delivery address

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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Arkadelphia, AR 71923 OFFICIAL USE

Certified Mail Fee	\$3.75	\$3.75
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.05	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$5.80 \$0.78

Total Postage and Fees \$7.38 \$7.58

Sent To

Chateau Properties, LLC

Street and Apt. No., or PO Box No.

PO Box 533

City, State, ZIP+4®

Arkadelphia, AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

03/31/2022

Postmark Here

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USPS 2020.3

03/31/2022

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Roger Austin Wingfield  
Revocable Trust  
1035 Pine Street  
Arkadelphia, AR 71923



9590 9402 7228 1284 1730 23

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4806

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION

## A. Signature

X WINGFIELD

## B. Received by (Printed Name)

C. H. T. C.

## D. Is delivery address different? If YES, enter delivery address

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$5.80 \$0.58

Total Postage and Fees \$7.38 \$7.38

Sent To

Roger Austin Wingfield

Street and Apt. No., or PO Box No.

1035 Pine Street

City, State, ZIP+4®

Arkadelphia, AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

03/31/2022

Postmark Here

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USPS 2020.3

03/31/2022

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Blackmon Oil Co. Inc.  
P.O. Box 469  
Glenwood, AR 71943



9590 9402 7228 1284 1729 96

## 2. Article Number (Transfer from service label)

7020 0640 0001 3511 4783

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x Rebecca

## B. Received by (Printed Name)

REBECCA WINGFIELD

## D. Is delivery address different? If YES, enter delivery address

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

7020 0640 0001 3511 4783

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Glenwood, AR 71943 OFFICIAL USE

Certified Mail Fee	\$3.75	\$3.75
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.05	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$5.80 \$0.58

Total Postage and Fees \$7.38 \$7.38

Sent To

Blackmon Oil Co. Inc.

Street and Apt. No., or PO Box No.

PO Box 469

City, State, ZIP+4®

Glenwood, AR 71943

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0924

Postmark Here

31

USPS 2020.3

03/31/2022

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON D	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X <i>Veronika Salazar</i></p>	
<p>1. Article Addressed to:</p> <p>Veronika F. Salazar 1021 Hickory Street Arkadelphia, AR 71923</p>		<p>B. Received by (Printed Name) <i>V Salazar</i></p>	
<p>2. Article Number (Transfer from service label) 7020 0640 0001 3511 4776</p>		<p>D. Is delivery address different from If YES, enter delivery address</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>			

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<p>Official Use</p> <p>0924</p> <p>Postmark Here 31</p>	
<p>Certified Mail Fee \$3.75</p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input checked="" type="checkbox"/> Return Receipt (hardcopy) \$3.05</p> <p><input type="checkbox"/> Return Receipt (electronic) \$0.00</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$0.00</p> <p><input type="checkbox"/> Adult Signature Required \$0.00</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$0.00</p> <p>Postage \$0.58</p> <p>Total Postage and Fees \$7.38</p>	
<p>Sent To Veronika Salazar</p> <p>Street and Apt. No., or PO Box No. 1021 Hickory Street</p> <p>City, State, ZIP+4® Arkadelphia, AR 71923</p>	
<p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON D	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X <i>Karen Newton</i></p>	
<p>1. Article Addressed to:</p> <p>Karen Ann Newton 1019 Hickory Street Arkadelphia, AR 71923</p>		<p>B. Received by (Printed Name) <i>Karen Newton</i></p>	
<p>2. Article Number (Transfer from service label) 7020 0640 0001 3511 4769</p>		<p>D. Is delivery address different from If YES, enter delivery address</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>			

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<p>Official Use</p> <p>0924</p> <p>Postmark Here 31</p>	
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<p>Sent To Karen Ann Newton</p> <p>Street and Apt. No., or PO Box No. 1019 Hickory Street</p> <p>City, State, ZIP+4® Arkadelphia, AR 71923</p>	
<p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

**REGULAR CALLED MEETING  
PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENT  
Board Room                      February 10, 2022                      5:30 P.M.**

**MEMBERS:**

Diedra Middleton  
Llewellyn Terry  
Bill Phelps  
Lawrence Phillips (absent)  
Tom Tobin (absent)  
Gracie Neal  
Terry Roberts  
Matt Johnson

**OTHERS:**

Gary Brinkley, *City Manager*  
Samantha Roybal, *City Clerk*  
DeAnna Graves, *Building Dept. Manager*

**CALL TO ORDER**

Bill Phelps, Vice Chairman, called the Board of Zoning Adjustment meeting to order at 5:31 p.m.

**PUBLIC HEARING TO CONSIDER A VARIANCE REQUEST FOR CINDY & THEODORE HUNEYCUTT 5:32 P.M.- 5:36 P.M.**

Cindy and Theodore Huneycutt will be constructing a commercial building at 2859 Walnut Street. Per Ordinance 0-14-11 sidewalk improvements are required for the development when abutting a minor arterial street. The owner is requesting a variance to waive the installation of the sidewalk due to no other sidewalks being installed on the west side of Walnut Street.

Luke Huneycutt, on behalf of Theodore and Cindy Huneycutt, spoke on behalf of the request.

A motion was made by Llewellyn Terry, seconded by Matt Johnson to waive the sidewalk requirement at 2859 Walnut Street.

**The motion passed on a roll call vote and the vote was as follows:**

<b>Diedra Middleton</b>	<b>"Aye"</b>	<b>Lawrence Phillips</b>	<b>"Absent"</b>
<b>Llewellyn Terry</b>	<b>"Aye"</b>	<b>Gracie Neal</b>	<b>"Aye"</b>
<b>Bill Phelps</b>	<b>"Aye"</b>	<b>Terry Roberts</b>	<b>"Aye"</b>
<b>Tom Tobin</b>	<b>"Absent"</b>		
<b>Matt Johnson</b>	<b>"Aye"</b>		

**ADJOURNMENT**

A motion was made by Diedra Middleton, seconded by Llewellyn Terry to adjourn the Board of Zoning Adjustment at 5:37 p.m.

### **CALL TO ORDER**

Bill Phelps called the Planning Commission meeting to order at 5:38 p.m.

### **APPROVAL OF PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENT MINUTES FROM JANUARY 13, 2022**

A motion was made by Gracie Neal seconded by Terry Roberts to approve the minutes from the January 13, 2022, Planning Commission/Board of Zoning Adjustment meeting.

**The motion passed on a roll call vote and the vote was as follows:**

<b>Diedra Middleton</b>	<b>"Aye"</b>	<b>Lawrence Phillips</b>	<b>"Absent"</b>
<b>Llewellyn Terry</b>	<b>"Aye"</b>	<b>Gracie Neal</b>	<b>"Aye"</b>
<b>Bill Phelps</b>	<b>"Aye"</b>	<b>Terry Roberts</b>	<b>"Aye"</b>
<b>Tom Tobin</b>	<b>"Absent"</b>		
<b>Matt Johnson</b>	<b>"Aye"</b>		

### **ADJOURNMENT**

There being no further business to discuss, Matt Johnson made the motion, seconded by Diedra Middleton to adjourn. **The motion passed unanimously, and the meeting adjourned at 5:47 p.m.**

---

Bill Phelps, Vice Chairman

---

Samantha Roybal, Recorder

### **ADDITIONAL ATTENDEES**

Jeffery Liggin  
Luke Huneycutt



## **\*BUILDING DEPARTMENT STAFF REPORT**

April 6, 2022

### **DEVELOPMENT IN PROCESS:**

- OBU Softball Complex Improvements – Concession completed / Dressing room needs a final
- Tate Temple COGIC — Sheet rock being installed
- Ouachita Valley Meats – footings done, in-slab plumbing being done
- OBU Apartments – framing ongoing / 830 Hickory top out done, duct work in process
- 101 Cedar Cove – needs driveway, finishing touches
- 101 Aspen Cove - Top out on plumbing and electrical done, needs exterior completed
- 806 S 25<sup>th</sup> Street – needs exterior finished and final
- Nursing Academy – Rough in and Top out done / sheet rocking being done now.
- Unique Barber Shop – Waiting on ARDOT to Demo old building so parking lot can be installed
- Health Dept. – footings poured
- ARDOT – Building removed, fuel tanks to be removed
- Siplast project – permit issued 4/4/2022
- Lucky Liquor – renovation on going
- 2850 Twin River Dr – Dr. Kluck's office being renovated.

### **FUTURE PROJECTS**

- 214 N 25<sup>th</sup> Street – Veterinary Clinic plans received 3/31/22
- Single Family Dwelling 109 Birch Cove – waiting on site plan
- 46 Stephenwood – Construct Storage units possible
- 1313 N 10<sup>th</sup> St – Arkadelphia Glass and Mirror (received part of the plans, need replat document)